

# Planning and Zoning Board

## *Study Session Agenda*



**STUDY SESSION - TUESDAY, JUNE 17, 2014 - 7:30 A.M.**

**MESA COUNCIL CHAMBERS – LOWER LEVEL 57 EAST FIRST STREET**

RANDY CARTER- CHAIR

BETH COONS- VICE CHAIR

BRAD ARNETT

VINCE DIBELLA

LISA HUDSON

SUZANNE JOHNSON

MICHAEL CLEMENT

- A. CALL MEETING TO ORDER
- B. REVIEW ITEMS ON THE AGENDA FOR THE JUNE 18, 2014 REGULAR PLANNING & ZONING HEARING
- C. CONDUCT A PUBLIC MEETING ON THE FOLLOWING GENERAL PLAN AMENDMENTS:

- 1. **GPMInor14-10 (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+) to Medium Density Residential 4-6 (MDR 4-6) and High Density Residential 10-15 (HDR 10-15). This request will allow the development of a residential master plan subdivision. Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Continuance to the July 16, 2014 meeting**

- 2. **GPMInor14-11 (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Low Density Residential 0-1 (LDR 0-1) to Low Density Residential 1-2 (LDR 1-2). This request will allow the development of a single residential subdivision. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Adoption**

3. **GPMInor14-12 (District 6)** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (17.6± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), to Community Commercial (CC). This request will allow the development of a local commercial center. Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00193)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Adoption**

D. REVIEW DRAFT OF CLUSTER DEVELOPMENT STANDARDS

E. PLANNING DIRECTOR'S UPDATES:

1. Status of cases previously recommended by the Board.

***The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.***

F. MINUTES – submit any corrections, additions, deletions

G. ELECTION OF OFFICERS

H. OTHER BUSINESS:

1. The July Planning and Zoning Study Sessions and Regular meeting will be held at Mesa City Plaza, Room 170 located at 20 East Main Street at the regularly scheduled times.
2. A Special Planning and Zoning Board Public Hearing will be held on Wednesday, August 27, 2014 at 5:30 pm at the City of Mesa Fire Station 216, 7769 East McDowell, Mesa 85207.

***Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov).***

JK:

I:\P&Z\P&Z 14\Agendas doc.